

PB# 89-38

DEVITT'S GARDEN SUPPLY

9-1-33 & 28

Approved 11-20-89

General Receipt 10924

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Devitts Garden Supply Oct. 4 19 89 \$ 25.00

Twenty-five and 00 DOLLARS

For Planning Board Application Fee #89-38

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP# 1111</u>		<u>25.00</u>

By Pauline M. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 10926

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Town Clerk Oct. 4 19 89 \$ 750.00

Seven Hundred fifty and 00 DOLLARS

For P.B. # 89-38 Site Plan

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP# 1110</u>		<u>750.00</u>

By John Capthall
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11030

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of John Devitt Nov. 21 19 89 \$ 100.00

One Hundred and 00 DOLLARS

For #89-38 Site Plan Approved

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP# 1144</u>		<u>100.00</u>

By Pauline M. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. **NWT 44 89 M**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of **Devitts Garden Supply**
for a **Site Plan - Frontage and/or Access**
County Action: **Local Determination**

LOCAL MUNICIPAL ACTION

The Above-cited application was:

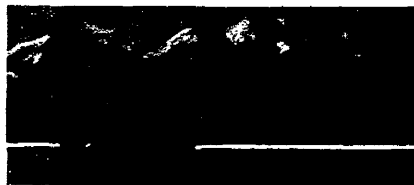
Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

3 March 1990

MEMORANDUM

TO: Michael Babcock, Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: DEVITTS WHOLESALE CENTER SITE PLAN (89-38)
STATUS OF COMPLETION-SITE IMPROVEMENTS**

This memorandum shall confirm that on 1 March 1990 we made a site review of the subject project to determine the status of the site improvements shown on the plan approved by the Planning Board. The following deficiencies were noted during our visit:

1. A concrete pad should be installed at the entrance on the south side of the building.
2. The parking area should be striped and handicapped space designation painted at the two (2) handicapped parking spaces.
3. The two (2) small landscaped areas on the sides of the building should be completed.
4. The wheel stops should be anchored to the pavement, once finalized.

3 March 1990

MEMORANDUM

-2-

TO: Michael Babcock, Building Inspector
FROM: Mark J. Edsall, P.E., Planning Board Engineer

The items referenced above appear to be seasonal related construction items which could not be performed prior to this time. The Applicant has indicated that they are currently scheduling the work noted above and, inasmuch as the work is minor in nature relative to the site improvements, I recommend that the Applicant post a site improvement performance bond in an amount of \$300.00; said amount to be released upon completion of the remaining work items.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Carl Schiefer, Planning Board Chairman

A:3-5-2ME.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Devitt's Garden Supply Center Site Plan
PROJECT LOCATION: Route 32 (eastside)
PROJECT NUMBER: 89-38
DATE: 11 October 1989
DESCRIPTION: The Applicants have submitted a plan for the development of a garden supply site with greenhouses and warehouse/office. The plan was reviewed on a concept basis.

1. The proposed use appears to be a combination of uses A-2 and A-17 of the Zone. The bulk tables show the more restrictive bulk requirements. This should be reviewed by the Board.
2. The Board should note that this Application involves two (2) separate tax lot parcels (Lot #28 and #33 of Section 9, Block 1). No structures are proposed on Lot #28 (Parcel II).
3. The Board should note that access to the facilities on Parcel I is provided by an existing gravel roadway. Paved handicapped parking spaces are provided near the warehouse/office.
4. The Board should note that the Applicant proposes to install a watermain to serve this facility. Details concerning the metering and installation of this line have been discussed and are currently the subject of correspondence to the Town Board.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Devitt's Garden Supply Center Site Plan
PROJECT LOCATION: Route 32 (eastside)
PROJECT NUMBER: 89-38
DATE: 11 October 1989

-2-

7. Submittal of this plan/application to the Orange County Planning Department will be required.

8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

devitt

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-38

NAME: DEVITT'S GARDEN SUPPLY
APPLICANT: DEVITT, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/03/89	SITE PLAN MINIMUM	PAID		750.00	
11/20/89	ENGINEER FEES	CHG	392.60		
		TOTAL:	392.60	750.00	-357.40

Please send check to: (In the above amount \$357.40)

Mr. John L. Devitt
334 Angola Road
Cornwall, N.Y. 12518

CC: FILE GAVE TO LARRY REIS 11/20/89

IOC.PB
DEVITT

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 8 November 1989
SUBJECT: Devitt's Garden Supply

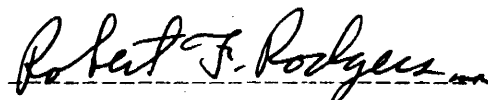
PLANNING BOARD REFERENCE NUMBER: PB-89-38
DATED: 17 October 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-094

A review of the above referenced site plan was conducted on 7 November 1989.

This site plan is found acceptable.

PLANS DATED: 13 October 1989, Rev. 3



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-38

NAME: DEVITT'S GARDEN SUPPLY
APPLICANT: DEVITT, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/03/89	APPLICATION FEE	CHG	25.00		
10/03/89	APPLICATION FEE	PAID		25.00	
11/20/89	SITE PLAN APPROVAL	CHG	100.00		
			-----	-----	-----
		TOTAL:	125.00	25.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-38

NAME: DEVITT'S GARDEN SUPPLY
APPLICANT: DEVITT, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/03/89	SITE PLAN MINIMUM	PAID		750.00	
11/20/89	ENGINEER FEES	CHG	392.60		
			-----	-----	-----
		TOTAL:	392.60	750.00	-357.40

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 38

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
89-38	29697	08/15/89	TIME	NJE	MC DEVITT	60.00	0.50	30.00			
89-38	29707	08/18/89	TIME	NJE	MC DEVITT	60.00	0.50	30.00			
89-38	31138	09/05/89	TIME	NJE	MC DEVITT	60.00	0.40	24.00			
89-38	33700	10/10/89	TIME	NJE	CL DEVITT'S	19.00	0.50	9.50			
89-38	33727	10/10/89	TIME	RDM	MC DEVITT/WATER LINE	60.00	1.00	60.00			
89-38	33207	10/11/89	TIME	NJE	MC DEVIT COND APD 10/11	0.00	0.10	0.00			
89-38	33480	10/11/89	TIME	NJE	MC DEVITTS	60.00	0.70	42.00			
89-38	33846	10/21/89	TIME	NJE	MC REVIEW PLAN & LETTER	60.00	0.50	30.00			
89-38	34576	10/24/89	TIME	LSB	CL DEVITTS	19.00	0.30	5.70			
89-38	34618	10/25/89	TIME	SJG	CL DEVITTS	19.00	0.10	1.90			
89-38	34448	10/26/89	TIME	NJE	MC DEVITTS	60.00	1.00	60.00			
89-38	34624	10/26/89	TIME	SJG	CL DEVITTS	19.00	0.50	9.50			
89-38	34944	11/04/89	TIME	NJE	MC DEVITT	60.00	0.50	30.00			
89-38	35225	11/06/89	TIME	NJE	MC DEVITTS	60.00	0.50	30.00			
89-38	35604	11/14/89	TIME	NJE	MC REVIEW FINAL PLAN	60.00	0.50	30.00			
TASK TOTAL								392.60	0.00	0.00	392.60
GRAND TOTAL								392.60	0.00	0.00	392.60

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/11/89

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-38

NAME: DEVITT'S GARDEN SUPPLY

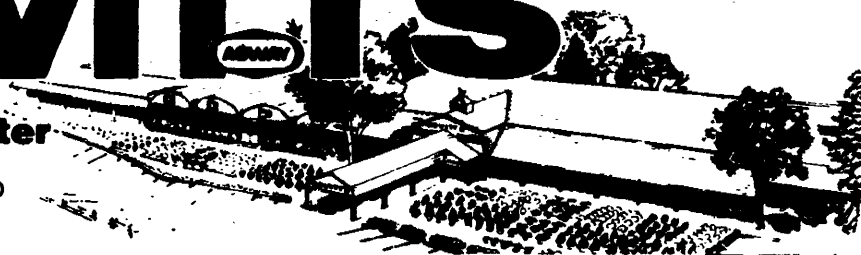
APPLICANT: DEVITT, JOHN

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	10/04/89	MUNICIPAL HIGHWAY	/ /	
ORIG	10/04/89	MUNICIPAL WATER	10/10/89	APPROVED
ORIG	10/04/89	MUNICIPAL SEWER	/ /	
ORIG	10/04/89	MUNICIPAL SANITARY	10/05/89	APPROVED
ORIG	10/04/89	MUNICIPAL FIRE	/ /	
ORIG	10/04/89	PLANNING BOARD ENGINEER	/ /	

DEVITT'S

Farm • Home • Garden Center

59 WINDSOR HIGHWAY
ROUTE 32 • NEWBURGH, NEW YORK 12550
Telephone (914) 561-1938



Nov. 4, 1989

This BULK LANDSCAPE supply
including the topsoil screening operation
was visually sited and acknowledged
on April 20, 1988

Carl C. Schiefer
Chairman 11-4-89



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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MEMORANDUM

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E.
SUBJECT: DEVITT'S GARDEN CENTER SITE PLAN (89-38)
DATE: 24 OCTOBER 1989

I have reviewed the package of information with cover letter from Shaw Engineering dated 17 October 1989 with regard to the subject project. The package is submitted in response to their appearance at the 11 October 1989 Planning Board Meeting, at which time they received conditional final approval for the site plan. It is necessary that the conditions outlined by the Board are satisfied before the plans can be stamped approved. I have received the 11 October 1989 minutes from the regular Planning Board meeting. The four conditions of approval appear to be Orange County Planning approval, DOT approval, adding missing drainage pipes and verification of previous topsoil screening approval. Also please note the following:

1. The DOT permit was submitted and appears acceptable.
2. The culverts under the proposed road have been added to the plan.
3. Please forward the Orange County Department of Planning response as soon as it is received.
4. Mr. Shaw's letter indicates that Mr. Devitt determined that on 20 April 1988 he received approval from the Planning Board for his topsoil screening operation. Please note that this date is inaccurate, no Planning Board meeting was held on 20 April 1988. In review of the agendas for 1988 and their respective minutes, I have determined that Mr. Devitt appeared before the Planning Board on 13 April 1988. A copy of the portion of the minutes pertaining to this appearance is attached hereto. As per the request of certain members of the Planning Board, these are made available for their review, prior to stamping of the plan.

MEMORANDUM

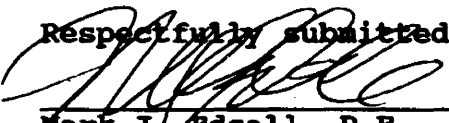
TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E.
SUBJECT: DEVITT'S GARDEN CENTER SITE PLAN (89-38)
DATE: 24 OCTOBER 1989

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5. In furtherance of the previous comment and information, a determination should be made by the Planning Board Chairman and/or Secretary to the Planning Board (Dan McCarville) regarding this previous topsoil screening operation approval, before the plan is stamped.

I am providing a copy of this memorandum to the Planning Board Attorney for his review and additional comments, if necessary. With such copy, I am providing a copy of Mr. Shaw's letter, without the enclosures. If he requires the revised plans and letter attachments, he will contact you directly regarding same.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJElsb

cc: Joseph Rones, Esq., Planning Board Attorney, w/enc.

devitts

Shaw Engineering

Consulting Engineers

October 17, 1989

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(914) 561-3695

Chairman Carl E. Schiefer and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12550

Re: Site Plan For Devitt's Garden Supply
Windsor Highway

Gentlemen:

Enclosed please find the following revised engineering drawings for the above referenced project which are being submitted to the New Windsor Planning Board for Site Plan Approval:

- 6 copies of the revised Site Plan submission comprising Drawings 1 of 2 and 2 of 2, which are dated February 1, 1989 with a latest revision date of October 13, 1989;
- 1 copy of the drawing entitled "Highway Entrance Details - Industrial Subdivision For Jack Devitt" which is dated February 1, 1989 with a latest revision date of March 29, 1989. This drawing was approved by the NYSDOT, and a copy of the NYSDOT Work Permit is attached to this drawing.

The following is our response to Mark Edsall's Planning Board Review Comments dated October 11, 1989:

1. No response necessary.
2. No response necessary.
3. No response necessary.
4. No response necessary.
5. The Planning Board assumed the position of Lead Agency at the October 11th meeting.
6. The Planning Board determined that a Public Hearing was not necessary at the October 11th meeting.
7. This Site Plan was submitted to the Orange County Dept. of Planning following the October 11th Planning Board meeting.

October 17, 1989

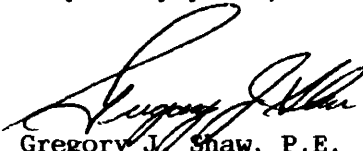
8. No response necessary.

With respect to the comments raised by the Planning Board members, we offer for your consideration the following:

1. A copy of the NYSDOT Permit is attached.
2. The culverts under the gravel roads are indicated on the Site Plan.
3. The chain link fence along Windsor Highway has been labeled "proposed".
4. Mr. Devitt will obtain and submit a letter of recommendation from the Fire Inspector.
5. Mr. Devitt has researched his files, and determined that April 20, 1988 was the date the Planning Board approved his topsoil screening operation. This date is noted on the drawings.

We trust this submittal is in order for your Secretary to stamp the Site Plan.

Very truly yours,



Gregory J. Shaw, P.E.
Principal

cc: Mark Edsall, P.E. w/ Plans

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

April 13, 1988

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
CARL SCHIEFER
DAN MC CARVILLE
RON LANDERS
JOHN PAGANO
HENRY VAN LEEUWEN

OTHERS PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
MICHAEL BABCOCK, BUILDING INSPECTOR
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY

Mr. Scheible called the regular meeting to order. He asked if there were any additions or corrections to last month's minutes. Being that there were none, a motion was made to accept last month's minutes by Mr. Schiefer, seconded by Mr. Pagano and approved by the Board. One absention by Mr. McCarville.

CEDAR AVENUE TRAILER PARK - ANNUAL REVIEW

Mr. Miele came before the Board representing this proposal.

Mr. Scheible: Have there been any changes since the last time you had your permit? Mike, do you have any problems with this gentleman?

Mr. Babcock: No.

Mr. Scheible: I think you gentlemen did a fine job redoing his trailer park, your entrance looks nice and everything looks in good shape.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor to approve a one year annual review for Cedar Avenue Trailer Park.

Mr. McCarville: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Carville: I will second that motion.

ALL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Mr. Rones: Was this site plan ever submitted to the Orange County Department of Planning by any chance?

Mr. Scheible: We have no reports back from the county.

Mr. Rones: As long as 30 days have gone by and it was sent out, you are all right.

Mr. Scheible: No, there is no indication it was sent to Orange County.

Mr. Rones: They are going to have to do it subject to, assuming you want to give him subject to.

DEVITT'S AGENCY SITE

Mr. Jack Devitt came before the Board representing this proposal.

Mr. Scheible: The only reason we brought you in here was everybody has been talking about seeing all the activity going on on your piece of property down there. We'd just like to know what your plans are since we see a sifting plant, top soil screening plant. What are your plans for this?

Mr. Devitt: What we are actually doing is we are handling bulk landscape material, such as what you see up at the top, stone and mulch and that type of thing and, also, we include top soil as part of this and what we did in that lower section, is we just cleared a spot down there and we are bringing this top soil to screen the top soil and that is the purpose of the top soil screening plant.

Mr. VanLeeuwen: You are not taking the top soil off the land itself?

Mr. Devitt: No, that was all woods, if you recall, and there was more sticks than dirt. What we did do is the top soil that was there which was only a couple inches, we pushed to the back side.

What we are basically screening, the last part that was brought in, you have seen dumpers coming off Nealytown Road. I work with Jim Taylor who was the person who cleared that and we kept any of the residuous trees, the trees that lose their leaves, that were valuable. He is storing them on his Nealytown Road site for us for future use. Anything that was not of value, you can see the pile of chips and it was chipped up.

Mr. McCarville: How many trees did you move out of there, roughly?

Mr. Devitt: Some that Jim is going to use. How many of the trees that were taken up that I am going to bring back to the site that I felt that was going to be valuable is around ten. I think Jim has fifteen. I want to use evergreens and this is a long drawn out type of thing. I have a long road to haul on this thing, but my future idea is not so much residuous trees, but I know what I want to use in certain areas. So the trees that were taken out of there, I want them for my own purposes in certain areas on the property. There is about 20 acres there combined and what I have tried to do is that whole area there has been kind of an eyesore for about 20 years, as far as I can remember. What I am trying to do is clear that. I have a real battle on my hands on that top part where the concrete companies have dumped for years, where I am storing material up at the top. That is a real headache. I have got some ideas on terracing that up to straighten that up. The lower section, if you notice, like this spring, I had dozers in there and it was at least leveled off. I had a lot of problems. That property was owned by Pete Olympia and he made a lot of arrangements with people as far as dumping whatever in there. It wasn't what they were dumping, it was never cleared. It was just dumped and nobody thought about running a bulldozer over top of it and I have taken that and, at least from the road, made it look halfway presentable. I think it is a big improvement over what it was and I expect to have a really nice showcase there in the future. But presently, actually, what the plans are just basically what you see there, bulk landscape supply. Hopefully, in the future, we are going to be able to store nursery stock and that type of thing. I think Mike probably talked to you before whether I had gotten a permit for a fence and got a permit for a sign. Then I asked about putting the portable sheds or whatever that we sell and Mike told me that it would have to be blacktopped and sidewalked and it was not worth it for me to do it. I asked about a shed in the back. What I really was talking about, we sell 8 by 10 storage sheds. People use them in the back of their houses, but I understood that I'd have to have a site plan.

Mr. Van Leeuwen: Is that a temporary site?

Mr. Devitt: I was going to store tools, now we are going to have it on the back of a pickup truck.

Mr. Scheible: Now, I know what is going on. I just wanted an update on what your plans are there.

Mr. McCarville: Do you propose building long term?

Mr. Devitt: Yes, the sewer district was knocked back and that was the key to the whole thing.

Mr. Scheible: We think that you have kept everything there nice now. We want to commend you for the job you have done with your property. It is an asset to the community.

MT. ELLIS

Mr. Scheible: Mt. Ellis has been asking for permission to go in and grade off. Does anyone have any problems?

Mr. VanLeeuwen: I have no problem with that.

Mr. Scheible: Can you give us an update on what is happening?

Mr. Babcock: We have talked to the fire bureau and they don't have any problem with Mt. Ellis being built because with the water line extension and the testing and everything else, the volume of water, they have no problem that Mt. Ellis could start building tomorrow if they had the proper approvals. That was one thing. The second thing is that we are waiting really on DEC. The town requires them to put an emergency generator in at the pump station and the engineer's working with their engineer trying to get that settled and the supervisor can sign the DEC permit. So, it can go to DEC, the subdivision can't be approved until DEC approves it. So, it is just -- we were going to approve it because of DEC.

Mr. Scheible: Who is going to be the builder?

Mr. Babcock: Helmer. From what I've been told, he is not going to be the builder. What they did suggest we talk to the people, it is a possibility if it was to the Planning Board satisfaction, you could approve Mt. Ellis site plan like it is, a distribution center. You can have more than distribution center on a lot so the holdup with Mt. Ellis was we won't approve that because we couldn't approve the subdivision. If the Planning Board feels fit to approve the site plan, then he can go ahead and do his construction. Right now, he is asking primarily to get some site grading going,

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ████████, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____ ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
DEVITT'S GARDEN SUPPLY has been
reviewed by me and is approved _____ ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

10-30-89
DATE

CC: M E.



Louis Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BOARD P & D Reference No. NWT 44-89M
to SHAW LAB. County I.D. No. 9 1 1 133/28
Applicant DEVITT'S GARDEN SUPPLY
Proposed Action: SITE PLAN: OUTDOOR STORAGE/WAREHOUSE
State, County, Inter-Municipal Basis for 239 Review FRONTAGE AND ADDRESS
NYS 32
Comments:

THERE ARE NO APPARENT MAJOR INTER-AGENCY
PLANNING CONSIDERATIONS AND/OR ISSUES TO
BE BROUGHT TO YOUR ATTENTION

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

OCTOBER 24, 1989
Date

Peter Garrison
Commissioner

IOC.PB
DEVITT

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 25 October 1989

SUBJECT: Devitt's Garden Supply Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-38

DATED: 2/1/89


FIRE PREVENTION REFERENCE NUMBER: FPS-89-093

This Plan is disapproved for the following reasons:

- 1) Hydrant spacing is 640'. The Town Code requires hydrant spacing within 500 feet of each other.
- 2) Route 32 hydrant locations are not shown. Spacing of the 1st hydrant in off Rt. 32 would greatly depend on distances.
- 3) Town code prohibits dead end water mains.
- 4) Existing gravel roadway should be properly compacted with at least a binder cover over it.
- 5) Determination should be made as to which roadway specifications Devitts would be required to meet.
- 6) Entire parking lot should have macadam with limitations of parking lot limits (outer boundaries).

PLANS DATED: 2/1/89

Revised: 2 August 1989, Revision 2


John McDonald
Fire Inspector

JM:mr
Att.

FAX TO G. SHAW
CC: M.E.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Devitt's Garden Supply Center Site Plan
PROJECT LOCATION: Route 32 (eastside)
PROJECT NUMBER: 89-38
DATE: 11 October 1989
DESCRIPTION: The Applicants have submitted a plan for the development of a garden supply site with greenhouses and warehouse/office. The plan was reviewed on a concept basis.

1. The proposed use appears to be a combination of uses A-2 and A-17 of the Zone. The bulk tables show the more restrictive bulk requirements. This should be reviewed by the Board.
2. The Board should note that this Application involves two (2) separate tax lot parcels (Lot #28 and #33 of Section 9, Block 1). No structures are proposed on Lot #28 (Parcel II).
3. The Board should note that access to the facilities on Parcel I is provided by an existing gravel roadway. Paved handicapped parking spaces are provided near the warehouse/office.
4. The Board should note that the Applicant proposes to install a watermain to serve this facility. Details concerning the metering and installation of this line have been discussed and are currently the subject of correspondence to the Town Board.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Devitt's Garden Supply Center Site Plan
PROJECT LOCATION: Route 32 (eastside)
PROJECT NUMBER: 89-38
DATE: 11 October 1989

-2-

7. Submittal of this plan/application to the Orange County Planning Department will be required.

8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

devitt

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Shaw Emq. for the building or subdivision of
Devitt's Garden Supply has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Masten Jr
SANITARY SUPERINTENDENT

Oct 5, 1989
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., XXXXXX SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Shaw Eng. for the building or subdivision of

Devitt's Garden Supply has been

reviewed by me and is approved ✓

disapproved _____.

~~If disapproved, please list reason~~ _____

Water is available in this Area.

We discussed this project with

Mr. Devitt

HIGHWAY SUPERINTENDENT

James D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Site Plan for Devitt's Garden Supply
2. Name of Applicant John L. Devitt Phone 561-1938
Address 334 Angola Road, Cornwall, New York 12518
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Shaw Engineering Phone 561-3695
Address 744 Broadway P.O. Box 2569 Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Tad J. Seaman Phone 565-5200
Address 542 Union Avenue., New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name,
7. Location: On the East side of NYS Rt. 32
1800⁺ feet Northeast
(Street)
(Direction)
of Union Avenue
(Street)
8. Acreage of Parcel Lot 33 11.313 AC 9. Zoning District PI
Lot 28 18.299 AC
10. Tax Map Designation: Section 9 Block 1 Lot 33 and 28
11. This application is for Site _____

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership
Section 9 Block 1 Lot(s) 36

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT N/A
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

John Devitt being duly sworn, deposes and says that he resides at 334 Angola Road, Cornwall in the County of Orange and State of New York and that he is (the owner in fee) of _____

(Official Title)

~~of the Corporation which is the Owner in fee of the premises~~ described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

29th day of September 1989

Karen P. Coleman
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

(Title)

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

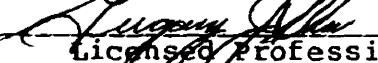
ITEM

- | | |
|--|---------------------------------------|
| 1. <u>X</u> Site Plan Title | 29. <u>X</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through |
| 3. <u>X</u> Applicant's Address(es) | Section |
| 4. <u>X</u> Site Plan Preparer's Name | 31. <u>N/A</u> Catch Basin Locations |
| 5. <u>X</u> Site Plan Preparer's Address | 32. <u>N/A</u> Catch Basin Through |
| 6. <u>X</u> Drawing Date | Section |
| 7. <u>X</u> Revision Dates | 33. <u>N/A</u> Storm Drainage |
| | 34. <u>N/A</u> Refuse Storage |
| 8. <u>X</u> AREA MAP INSET | 35. <u>X</u> Other Outdoor Storage |
| 9. <u>X</u> Site Designation | 36. <u>X</u> Water Supply |
| 10. <u>X</u> Properties Within 500 Feet | 37. <u>X</u> Sanitary Disposal Sys. |
| of Site | |
| 11. <u>X</u> Property Owners (Item #10) | 38. <u>X</u> Fire Hydrants |
| 12. <u>X</u> PLOT PLAN | 39. <u>X</u> Building Locations |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 40. <u>X</u> Building Setbacks |
| 14. <u>X</u> Metes and Bounds | 41. <u>N/A</u> Front Building |
| 15. <u>X</u> Zoning Designation | Elevations |
| 16. <u>X</u> North Arrow | 42. <u>N/A</u> Divisions of Occupancy |
| 17. <u>X</u> Abutting Property Owners | 43. <u>N/A</u> Sign Details |
| 18. <u>N/A</u> Existing Building Locations | 44. <u>X</u> BULK TABLE INSET |
| 19. <u>N/A</u> Existing Paved Areas | 45. <u>X</u> Property Area (Nearest |
| 20. <u>X</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 46. <u>X</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u>X</u> Building Coverage (% |
| 22. <u>X</u> Landscaping | of Total Area) |
| 23. <u>X</u> Exterior Lighting | 48. <u>X</u> Pavement Coverage (Sq. |
| 24. <u>N/A</u> Screening | Ft.) |
| 25. <u>X</u> Access & Egress | 49. <u>X</u> Pavement Coverage (% |
| 26. <u>X</u> Parking Areas | of Total Area) |
| 27. <u>N/A</u> Loading Areas | 50. <u>N/A</u> Open Space (Sq. Ft.) |
| 28. <u>X</u> Paving Details | 51. <u>N/A</u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>X</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>X</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: September 19, 1989

ADJACENT PROPERTY OWNERS

<u>NO.</u>	<u>TAX MAP NO.</u>	<u>OWNER & ADDRESS</u>
1	9-1-26	Borchert Jr., Ernest H. & Robert A. Lattintown Rd., Marlboro, NY 12542
2	9-1-15.1	Denhoff Development Corp. 245 Fifth Ave., Suite 2205 New York, NY 10016
3	9-1-15.2	Calvet Tool Rental & Servicenter, Inc. 124 Windsor Hwy., New Windsor, NY 12550
4	9-1-16	Strack, Robert A. & Beverly A. Strack 114 Windsor Hwy., New Windsor, NY 12550
5	9-1-17	De Crosta, James V. and Regina 108 Windsor Hwy., New Windsor, NY 12550
6	9-1-18	Bernstein, Arnold A. 102 Windsor Hwy., New Windsor, NY 12550
7	9-1-29	Monaco, Frank & Frances 122 So. William St., Newburgh, NY 12550
8	9-1-31	Orsini, Mario & Marion 103 Windsor Hwy., New Windsor, NY 12550
9	9-1-32	Hammond, Karl St. John & Mary Roggendorf 99 Windsor Hwy., New Windsor, NY 12550
10	11-2-9	Clegg, John W. & Mark S. 84B Windsor Hwy., New Windsor, NY 12550
11	11-2-8	Dyseven, Anthony & Elizabeth K. 94 Windsor Hwy., New Windsor, NY 12550
12	11-2-7	Cranganu, Aurel & Irene Cranganu 92 Windsor Hwy., New Windsor, NY 12550
13	11-2-6	Gutta, Charles H. & Barbara 90 Windsor Hwy., New Windsor, NY 12550
14	11-2-5	Gableman, Andrew R. & Gertrude 88 Windsor Hwy., New Windsor, NY 12550
15	11-2-4	Gableman, Andrew R. & Gertrude 88 Windsor Hwy., New Windsor, NY 12550
16	11-2-2	Whipple, Stuart K. & Ann H. 86 Windsor Hwy., New Windsor, NY 12550

17	11-1-7	Lee, Norman W. & Margaret S. 82 Windsor Hwy., New Windsor, NY 12550
18	11-1-6	Clegg, John W. & Mark S. 84B Windsor Hwy., New Windsor, NY 12550
19	11-1-5	Clegg, John W. & Mark S. 84B Windsor Hwy., New Windsor, NY 12550
20	11-1-4	Mustafa, Mehmet & Ceylan Mustafa 1528 White Plains Rd., Bronx, NY 10462
21	11-1-3	Torry, Fulton B. & Anna G. 76 Windsor Hwy., New Windsor, NY 12550
22	9-1-20.1	Route 32 Corp. 70 Windsor Hwy., New Windsor, NY 12550
23	9-1-104	Clegg, John W. & Helen & Mark S. 84B Windsor Hwy., New Windsor, NY 12550
24	9-1-20.222	Clegg, John W. & Mark S. 84B Windsor Hwy., New Windsor, NY 12550
25	9-1-19	Baker, Jeffrey S. & Christine 221 Hudson St., Cornwall On Hudson, NY 12520
26	9-1-20.221	Baker, Jeffrey S. & Christine 221 Hudson St., Cornwall On Hudson, NY 12520
27	9-1-37.1	Occupations, Inc. Fortune Road West Middletown, NY 10940
28	9-1-37.2	Devitt, John L., c/o Devitt's Agway 59 Windsor Hwy., New Windsor, NY 12550
29	9-1-36	Brown-Carson Company, c/o PDQ Continuous Forms, Inc. 73 Windsor Hwy., New Windsor, NY 12550
30	9-1-35	Adams, Harold J., c/o Frye Copy Systems 71 Windsor Hwy., New Windsor, NY 12550
31	9-1-52	Dennison Monarch Systems, Inc. PO Box 4081, New Windsor, NY 12550
32	9-1-54	J N G Realty 25 Walnut St., New Windsor, NY 12550
33	9-1-27	Landman, Rt. 32 New Windsor C 111 Windsor Hwy., New Windsor, NY 12550
34	18-4-1	Miller, Mary Y., c/o Hilton, Gibson & Miller PO Box 1237, Newburgh, NY 12550

35 18-4-8 C H K K Realty Co., c/o Mt. Ellis Paper Co.
214 Mac Arthur Ave., New Windsor, NY 12550

36 18-4-9 Cel-U-Dex Corporation
23 Mac Arthur Ave., New Windsor, NY 12550

37 18-4-2 Classic Tool Design, Inc.
31 Walnut Ave., New Windsor, NY 12550

38 18-4-10 Hilton, Gibson & Miller, Inc.
208 Mac Arthur Ave., New Windsor, NY 12550

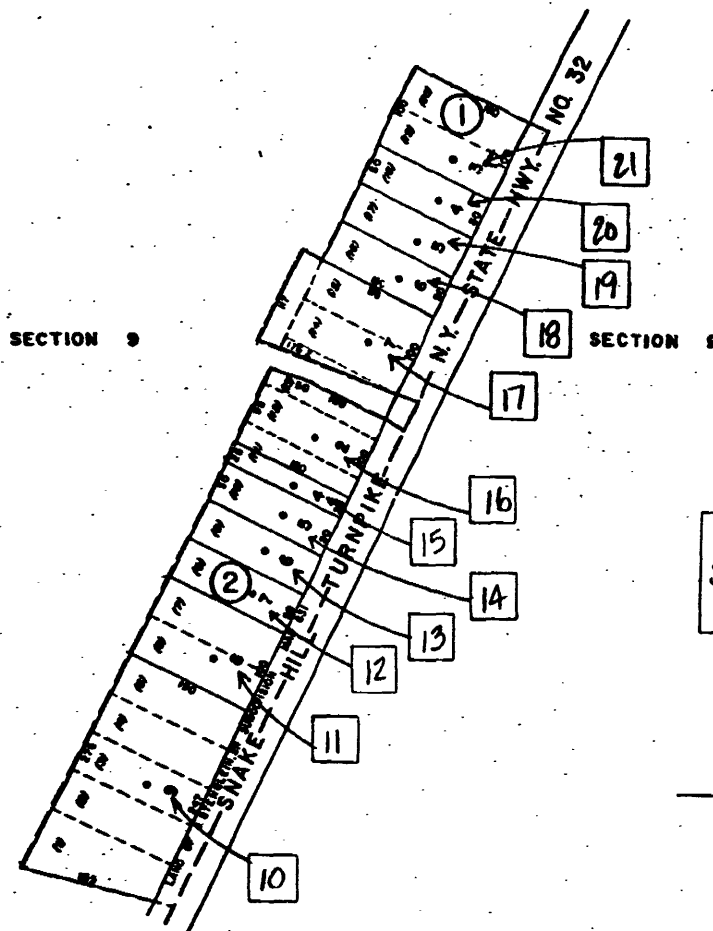
39 18-1-13 Miller, Arthur
32 Walnut St., New Windsor, NY 12550

40 18-1-14.4 Waxtel, Robert E., c/o Edward Smith
PO Box 255, Walkill, NY 12589

41 18-1-14.3 Amoia, Anthony, Product Specialties, Inc.
Ruscitti Rd., New Windsor, NY 12550

42 9-1-53 Amoia, Anthony
Ruscitti Rd., MD 42, New Windsor, NY 12550

SECTION 9

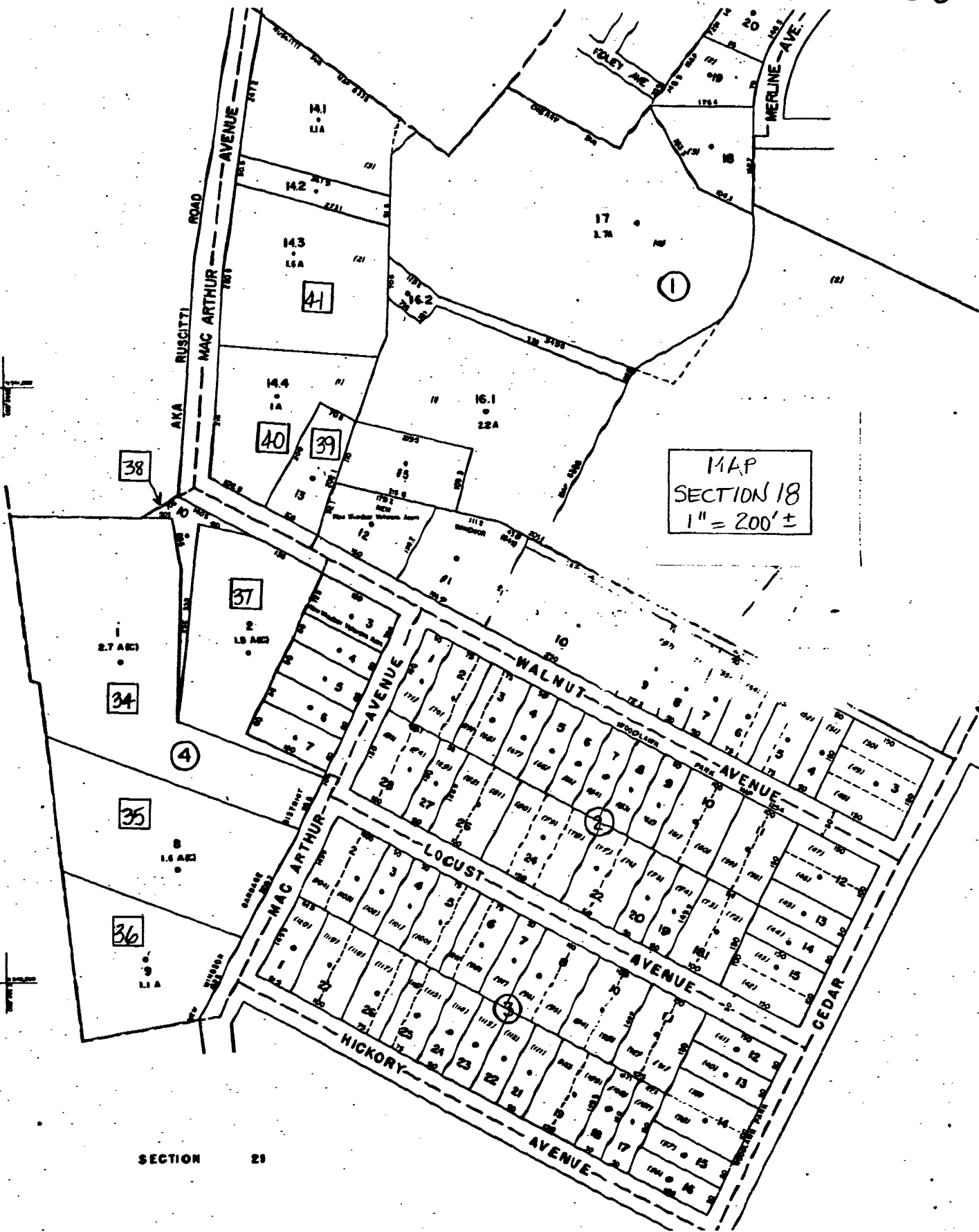


MAP
SECTION II
1" = 200' ±

SECTION 9

MAP
SECTION 18
1" = 200' ±

SECTION 21



PROJECT I.D. NUMBER

617.21

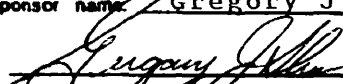
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR John L. Devitt	2. PROJECT NAME Site Plan for Devitt's Garden Supply
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Project is located on the east side of NYS Rt. 32 approximately 1800 feet Northeast of Union Avenue.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project is the construction of an office/warehouse building and will include stockpiling of decorative stone, topsoil, and nursery items for wholesale sales.	
7. AMOUNT OF LAND AFFECTED: Initially <u>19.612⁺</u> acres Ultimately <u>19.612⁺</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Zones in vicinity of project PI (Planned Industrial) and NC (Neighborhood Commercial)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Gregory J. Shaw, P.E.</u> Date: <u>9-19-89</u>	
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

Name of Lead Agency

Carl E. Scheifer

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of President (if different from responsible officer)

Gregory J. Shaw, P.E.

Date

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

John L. Devitt, deposes and says that he
resides at 334 Angola Road, Cornwall
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Section 9 Block 1

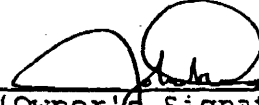
Parcels 33 and 28

which is the premises described in the foregoing application and

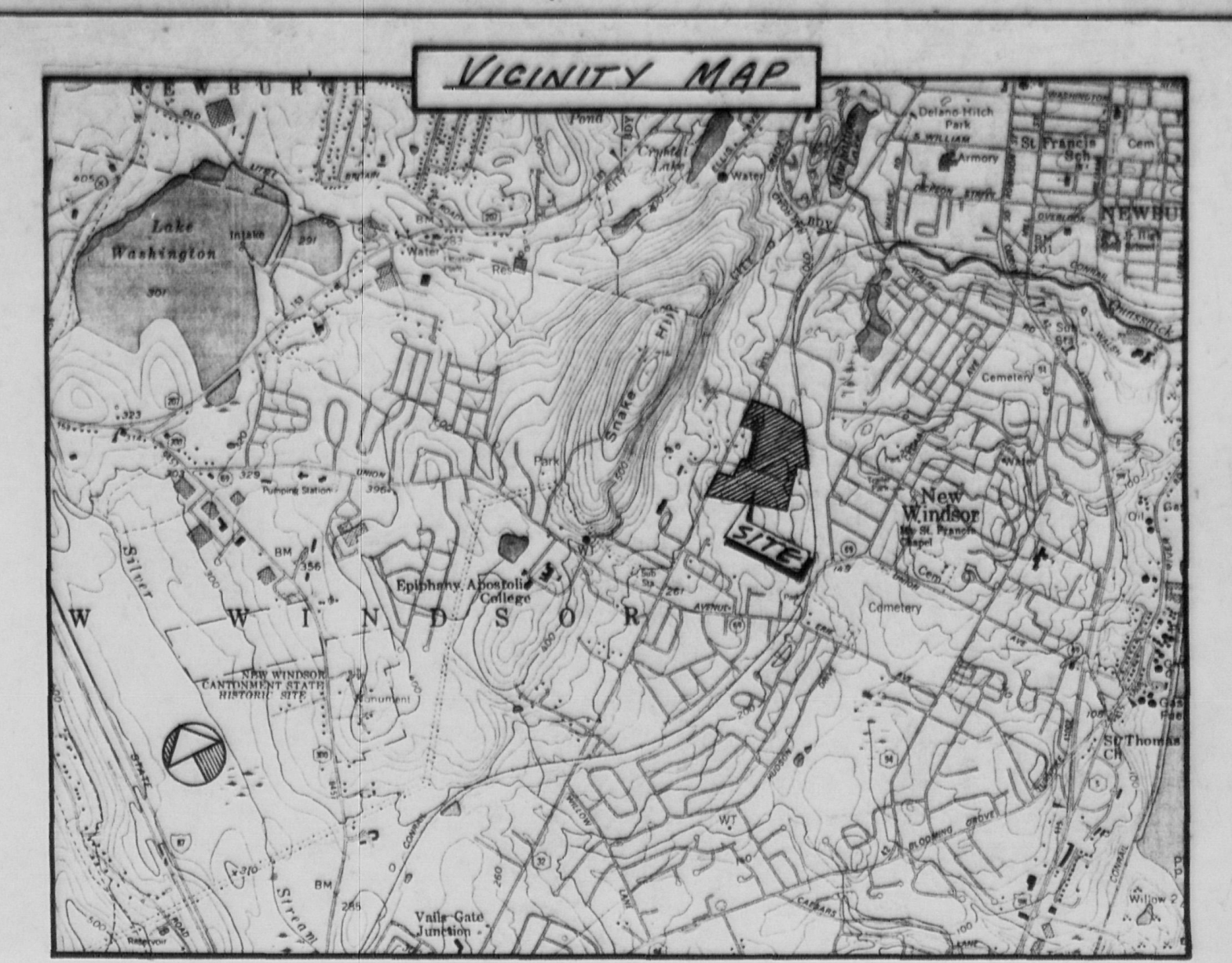
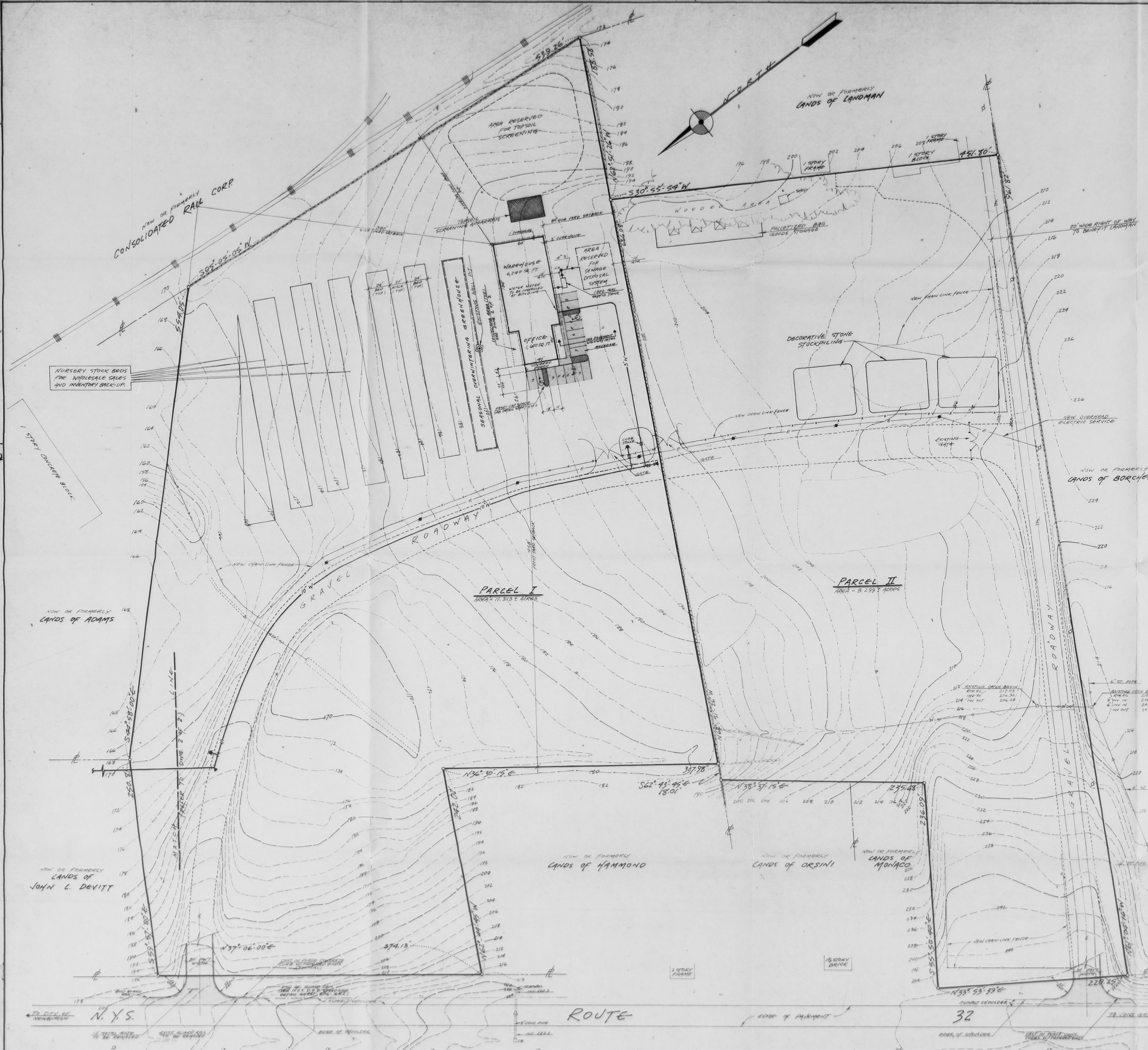
that he has authorized Gregory J. Shaw, P.E.

to make the foregoing application as described therein.

Date: September 19, 1989

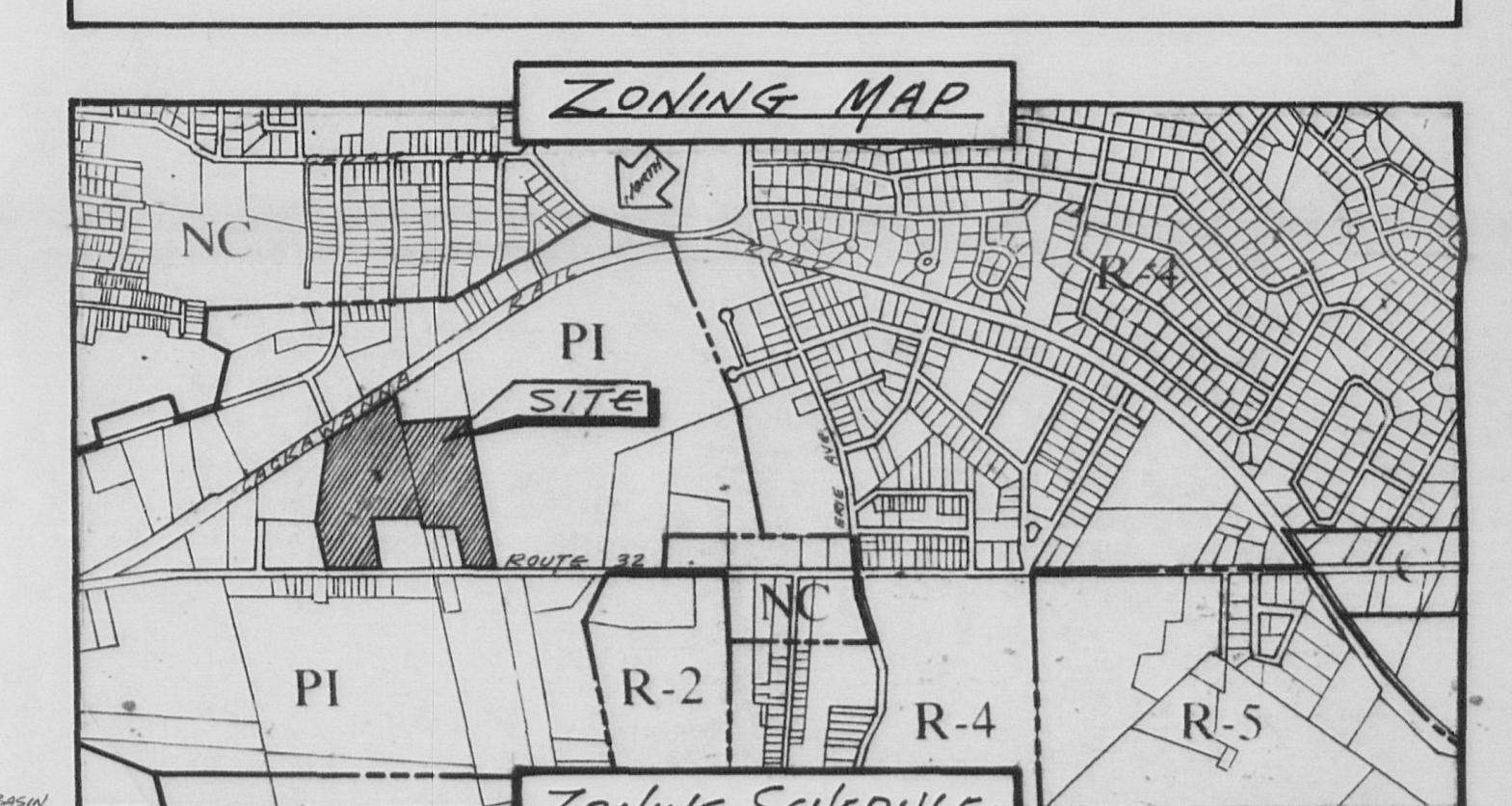

(Owner's Signature)


(Witness' Signature)



LEGEND

EXISTING	NEW
2' CONTOUR	FINISHED CONTOUR
10' CONTOUR	LOT LINE
BOUNDARY LINE	SEPTIC TANK
ADJOINING PROPERTY LINE	SANITARY SEWER SERVICE
RAIL ROAD TRACKS	WATER SERVICE
CHAIN LINK FENCE	THURST BLOCK
RETAINING WALL	WATER VALVE
STREAM	CHAIN LINK FENCE
CATCH BASIN	UTILITY LINE
HYDRANT	UTILITY POLE
UTILITY	HYDRANT
STONE WALL	CLEAN OUT BOX
WELL	
TORN SEWER	



ZONING SCHEDULE

ZONE: PI - PLANNED INDUSTRIAL DISTRICT
USE: COMBINED OFFICE AND WAREHOUSE SPACE

ITEM	PARCEL I	PARCEL II	REQUIRED
MIN. LOT AREA	492,794.28 SQ. FT.	361,504.44 SQ. FT.	80,000 SQ. FT.
MIN. LOT WIDTH	540.5 FT.	440.5 FT.	200 FT.
FRONT YARD DEPTH	458 FT.	N/A	100 FT.
SIDE YARD (ONS)	85 FT.	N/A	50 FT.
SIDE YARD (TOTAL BOTH)	425 FT.	N/A	110 FT.
REAR YARD DEPTH	115 FT.	N/A	50 FT.
MAX. BUILDING HEIGHT	28'	N/A	28'-6"
FLOOR AREA RATIO	0.0153	N/A	0.2
PARKING	14 SPACES	N/A	14 SPACES
BUILDING COVERAGE	7,840 SQ. FT.	N/A	N/A
% TOTAL AREA	1.6%	N/A	N/A
PAVEMENT COVERAGE	3,550 SQ. FT.	N/A	N/A
% TOTAL AREA	0.7%	N/A	N/A

NOTES

- TOTAL PARCEL AREA: PARCEL I: 11.313 ACRES; PARCEL II: 8.277 ACRES; TOTAL: 19.590 ACRES
- TAX MAP DESIGNATION: PARCEL I: SECTION 3, BLK 1, LOT 33; PARCEL II: SECTION 3, BLK 1, LOT 34
- RECORD OWNER / APPLICANT: JOHN L. DEVITT, 334 ANGOLA ROAD, CORNWALL, N.Y. 12518
- BOUNDARY, TOPOGRAPHIC AND PLANNING INFORMATION WAS OBTAINED FROM A MAP ENTITLED "MAP OF SURVEY FOR JOHN L. DEVITT" PREPARED BY PETER R. HUSTIS, L.L.S., DATED FEBRUARY 24, 1988.
- THE HIGHWAY ENTRANCE TO N.Y.S. RT. 32 HAS BEEN APPROVED BY N.Y.S. D.O.T. AND WORK PERMIT # 05-88-0077 DATED 3-24-89 HAS BEEN ISSUED.
- ANY CONNECTION BETWEEN THE EXISTING WELL AND TOWN OF NEW WINDSOR WATER SUPPLY SHALL REQUIRE THE INSTALLATION OF A REDUCED PRESSURE BACK FLOW PREVENTER ON THE WATER SERVICE FROM THE TOWN OF NEW WINDSOR WATER SUPPLY.
- APPROVAL FOR THE TOPSOIL SCREENING OPERATION WAS GRANTED BY THE TOWN OF NEW WINDSOR PLANNING BOARD ON APRIL 20, 1988.

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
NOV 20 1989
Chairman

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

ISSUE	REVISION	DATE
3	AS PER PLANNING BOARD COMMENTS	10-13-1989
2	FINALIZED SITE PLAN	8-2-1989
1	AS PER N.Y.S. D.O.T. COMMENTS	3-29-1989

Drawn By: VA
Checked By: LHM
Scale: 1" = 40'
Date: 2-1-1989

Drawing: SITE PLAN
Project: SITE PLAN FOR DEVITT'S GARDEN SUPPLY
Project No: 8748

89-38

